

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED PRICES FOR DISPOSITION PARCELS
IN THE CHARLESTOWN URBAN-RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area Project No. Mass. R-55 hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, two (2) independent reuse appraisers of the value of the parcels listed hereon for uses in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area have been obtained:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the following proposed prices for buildable parcels be hereby approved and determined to be not less than the fair value of the parcels for use in accordance with the Urban Renewal Plan for the Project Area:

<u>DISPOSITION PARCEL</u>	<u>LOCATION</u>	<u>RECOMMENDED MINIMUM DISPOSITION PRICE</u>
R-5B	Cor. Medford & Short Sts.	\$1,300
R-19A	VL Chappie St.	1,450
R-19B	VL Chappie St.	1,450
R-19C	VL Chappie St.	1,450
X-45A	8 Marshall Block	240
R-56A	96-106 Main Street	\$14,000

CHARLESTOWN URBAN RENEWAL AREA

MASS. R-55

SUMMARY OF REUSE VALUE DATA

<u>Parcel</u>	<u>Area (Sq. Ft.)</u>	<u>Reuse</u>	<u>Dennis</u>	<u>Frattaroli</u>	<u>Recommended Minimum Disposition Price</u>
R-5B	3,576	Residential	\$1,300	\$1,350	\$1,300
R-19A	3,931	"	1,450	1,500	1,450
R-19B	3,931	"	1,450	1,500	1,450
R-19C	3,931	"	1,450	1,500	1,450
X-45A	660	Resid./Rehab Single	200	200	240*
P-56A	18,662	Resid./Commercial	\$9,300	\$14,000	\$14,000

*In accord with HUD regulations that the minimum disposition for rehab parcels must be land value, plus 20%.



PARCEL R-5B
LOCATION Cor. Medford and Chapline Streets

USE Residential
D.U.'s Single family

AREA 3576 sq. ft.

WIDTH

DEPTH

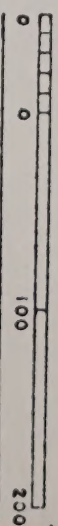
ACCESS Medford Street

PARKING

ZONING H - 1

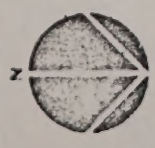
NOTES:
 STREET BOUNDARIES AND AREAS BASED ON CITY ASSESSORS MAPS ARE APPROXIMATE, PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS SEE:
 CHARLESTOWN URBAN RENEWAL PLAN
 PROJECT NO. MASS R-55
 OSTON REDEVELOPMENT AUTHORITY
 FEBRUARY 25, 1965.

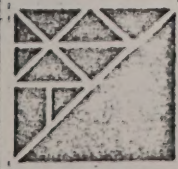


DISPOSITION PARCELS

DATE:



Charlestown
Urban Renewal Area
Massachusetts R-55
 BOSTON REDEVELOPMENT AUTHORITY



PARCEL	LOCATION
X-45	8 Marshall

USE Rehabilitation

D U's I

AREA 660 sq. ft.

WIDTH

DEPTH

ACCESS

PARKING

ZONING

NOTES:

PARCEL BOUNDARIES AND AREAS BASED ON CITY ASSESSORS MAPS ARE APPROXIMATE, PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTRA-
SEE:

CHARLESTOWN URBAN RENEWAL PLAN
PROJECT NO. MASS. R-35
BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1965.

DISPOSITION
PARCELS

DATE:

SENS. JOHN J. DOHERTY

PL YGROUND

Charlestown
Urban Renewal Area
Massachusetts R-55





PARCEL R-56A

LOCATION 96-106 Main St.
3-15 Devon Street

USE Funeral Home &
D.U's One D.U.

AREA 18,662 sq. ft.

WIDTH 170 APP.

DEPTH 105 APP.

ACCESS

PARKING Yes

ZONING L-1-U

NOTES: GOVERNMENT AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE,
PENDING FINAL SURVEYS

FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:
CHARLESTOWN URBAN RENEWAL PLAN
PROJECT NO. MASS. R-55
BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1965.

DISPOSITION

PARCELS

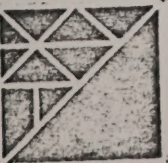
DATE:

Charlestown

Urban Renewal Area

Massachusetts R-55

BOSTON REDEVELOPMENT AUTHORITY



M E M O R A N D U M

September 6, 1973

5 A

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REQUEST FOR APPROVAL OF MINIMUM DISPOSITION PRICES
CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

Summary: This memorandum requests approval of minimum disposition prices for six (6) parcels in the Charlestown Urban Renewal Area.

A number of Disposition sites located within the Charlestown Urban Renewal Area are intended for residential and commercial reuse. These sites must be appraised and sold in accordance with Authority policy and procedures.

Four (4) sites will be developed for residential use; one (1) parcel will be developed for a combination residential-commercial use; and one (1) site will be developed for residential rehabilitation.

These parcels were appraised by Richard Dennis and George Frattaroli. A summary sheet, indicating both reuse appraisal values and the recommended price for each parcel, is attached.

Based upon the valuations listed on the attached sheet, and the proposed development which is in accordance with the Charlestown Urban Renewal Plan, it is recommended that the Authority adopt the attached Resolution, approving the minimum disposition prices listed thereon.

An appropriate Resolution is attached.

Attachment

